

**BANKERS VIEW  
LOTS IN BRONX**

**Their Interest Attracted in  
Former Pearsall Estate  
Tract.**

**WILL BE SOLD AT  
AUCTION SATURDAY**

Holdings comprise 420 parcels fronting on Pelham Parkway and Williamsbridge Road.

Thursday of last week was bankers' day in the Bronx. Representatives of banks, trust, life insurance and title companies, as also other institutions that either loan or might become interested in loaning money in the Bronx, made the trip under the auspices of the North Side Board of Trade.

When the touring capitalists and representatives of realty capital reached the Pelham Parkway and Williamsbridge Road, their interest was attracted most strongly by the appearance of a huge sign that announced the unreserved sale on Memorial Day, Saturday, May 30, at auction of the 420 lots contained in the one time Pearsall estate tract with a frontage of about 2,000 feet on the south side of the Parkway and of about 165 feet in the east side of Williamsbridge Road, through J. Clarence Davies and Joseph P. Day, agents and auctioneers.

Directly opposite the lots in Pelham Parkway the bankers were shown one of the express stations in the line of the New York, Westchester & Boston Railroad as well as the exclusive holdings of the Astor, Gould, Stern and Spencer families, adjoining and extending far to the east in the north side of the parkway.

The fact that these lots must, each and every one, be sold on Memorial Day to meet the capital demands of the heirs of the members of the original group of fifteen buyers in 1905, ten of whom have died, is attracting widespread attention.

Inquiries led to explanation that the express train service from the Pelham Parkway station of the New York, Westchester & Boston Railroad was operated under a ten-minute headway, at a 5-cent fare, and that the time of travel was thirty-one minutes to 42d st. or forty-five minutes to City Hall.

Also that the New York, Westchester & Boston Railroad and the New York, New Haven & Hartford Railroad will connect with the New York Connecting Railroad, which will constitute a direct connection by way of the connecting bridge with Astoria, Long Island City and practically every residential and industrial center in Queens. The Morris Park av. trolley car, connecting with the subway, the Second and Third av. elevated roads, runs to Williamsbridge Road, to a point about 800 feet distant from the Pearsall tract, occupying eight minutes to make the run to the subway station at 177th st. The Parkway station of the White Plains av. extension of the present subway will be a trifle more than one-half mile, or seven minutes' walk, west of the property.

It is expected that this extension will be completed within a year, which will provide rapid transit rank at a 5-cent fare, that will penetrate all parts of the city.

The property is also accessible in seven minutes' walk to White Plains Road, in which is operated a trolley line to the Parkway. This route also makes the time of travel to the 177th st. station of the subway about seven or eight minutes. From the Westchester Square station of the New York, New Haven & Hartford Railroad, just south of the property, the run to the Harlem River station, there connecting with the Second and Third av. elevated roads, is fourteen minutes.

All these routes, with their connections, will give the property to be sold direct access to all the principal business and amusement centers of the city at a five-cent rate of fare, when the subway is completed.

**SCENES IN AND NEAR PEARSALL  
ON THE PELHAM PARKWAY SIDE OF PROPERTY.**

**ESTATE PROPERTY AT WILLIAMSBRIDGE, THE BRONX.  
AT PELHAM PARKWAY AND WHITE PLAINS ROAD, ONE OF CHOICEST PARTS OF PROPERTY.**

**BIG DEVELOPMENT  
SUPERBLY PLANNED**

**Modern Ideas Adopted in  
Laying Out Great Neck  
Estates.**

**WELFARE OF COLONY  
FOREVER PROTECTED**

**Accomplished by Incorporating  
Entire Tract into a Sepa-  
rate Village.**

A chronological study of the events which have contributed to make the present village of Great Neck Estates one of the most successful residential colonies among the high class suburbs of New York shows that a great expenditure of time and money the reputable developer will assume in order to provide a beautiful, healthful and congenial suburban community.

Great Neck Estates was originally assembled by the McKnight Realty Company in 1905, in which year seven separate parcels of farm land were purchased, comprising the present tract of 450 acres, extending from its half mile of water frontage on Little Neck Bay up through a section of rich, rolling woodland to two stations of the Long Island Railroad. The largest single purchase was that of the historic Duray homestead, where, it is said, Major Duray was captured during the Revolutionary War. Additional interest is added to this bit of history by the fact that many peculiar looking bullet holes have been taken from trees here, indicating that this must certainly have been the scene of fighting, perhaps during one of our great Long Island battles.

The tract once assembled under a single ownership, the next step was to provide such restrictions as would protect forever the interests of the community, at the same time permitting of its rapid and effective development. This was accomplished by incorporating the entire tract, of something like a square mile, into a separate and distinct village. The State of New York, in April, 1911, granted the necessary charter which created the village of Great Neck Estates and placed its local affairs outside the jurisdiction of the town of North Hempstead, of which it had up to that time been a part.

As a result of this incorporation Great Neck became virtually a taxless village, all improvements on the property itself being paid for by the developers, while the cost of any improvements authorized by the town of North Hempstead can no longer be assessed on any property within the estates. The only taxes to be paid are general town, county and state.

Having thus conserved the rights of its residents against any possible encroachment, as well as against any unforeseen assessment, the developers proceeded to lay out the entire 450 acres along pleasing and practical lines. The country's leading landscape architects were consulted and the price of \$2,000, which had been offered for the best lay-out, was captured in a competitive contest by the well known architect, Robert Anderson Pope, who, besides following his own adaptations of certain famous old English country estates, incorporated into his plans many of the best ideas that were found in the plans of the five other architects who had competed for the prize.

**RIDGEWOOD REALTY  
TAXED AT \$7,414,715**

Continued from page 1

tree be sufficiently far apart to permit of full and perfect development.

William H. Mair, J. H. Birch and A. C. Brooks form the Shade Tree Commission which has rendered such efficient work in adding to the beauty of the shady lawns and highways of the town.

One of the most progressive departments of the Borough of Ridgewood is that which has the care of streets and public improvements, parks and public property. Frederick Pfeiffer is head of that department. Within the limits of Ridgewood are about 57 miles of streets open for travel. Of that number 19.7 miles are private streets, 4 mile village streets unimproved, 8.2 miles village streets of dirt and gravel, 23.7 miles village streets of macadam and one-tenth miles of village streets of brick. These figures show that the department has 37.4 miles of streets to maintain. Last year the department improved Ridgewood av. from the switch track leading to Hudson's lumber yard to Oak st. with brick; Wyndemere av. from Van Dien av. to Pleasant av. with macadam; Passaic st. with macadam also. Other streets macadamized were Grove st. from the Hoboken brook to South Van Dien av. and Evergreen pl. from Irving st. to Liberty st. The department also installed many new gutters, built many modern catch basins and did numerous other things to broaden the attractiveness of the place as a commuting town.

The report of Edward T. White, president of the Board of Health of Ridgewood, for last year leaves no doubt in the mind of the careful reader that Ridgewood is to be rated as an A No. 1 place as regards healthfulness. The death rate a thousand, based on an estimated population of 6,125, was 16.15. More than one-half of the persons who died were over sixty years of age and eleven were over eighty. Mr. White says an analysis of the water supply made from week to week showed the water to be in excellent condition.

The Board of Health comprises, besides E. T. White, Dr. W. L. Vroom, secretary and treasurer; John Harmon, E. S. Brower, R. W. Muns, Dr. H. H. Pettit, Health Officer; C. A. Demarest, clerk; Robert E. Murray, inspector, and Wilbur Morris, registrar of vital statistics.

Ridgewood has efficient Fire and Police departments. George W. Courter is chief of the Fire Department and Peter E. Pulis is head of the Police Department. The town has an up-to-date fire alarm system and also has a department fully equipped to cope with a big fire. The apparatus include, besides a locomobile, a single tank combination, a horse-drawn vehicle. The roster of the department are a chief, two assistants and thirty-three men.

The public schools of Ridgewood have often been spoken of most highly by many of the leading educators of this country. There are six schools, including the high school.

The Board of Education is headed by Dr. H. S. Willard, L. W. Travell is superintendent of schools and Wilbur Morris is custodian of school funds. Hadley Ford is clerk of the board and the other members are A. Frank Halsted, E. M. Bull, E. B. Lilly, H. S. Pace, J. V. Knowlton and Dr. W. C. Craig.

The advisory board of the village comprises George F. Brackett, De Witt Clinton, Jr., Charles A. Deshon, Thomas J. Foster, W. J. Fullerton, John McCroden, H. H. Palmer, Charles D. Sillick, C. W. Stockton, Franz Schwartz, A. E. Tolcamp and H. G. White.

**MIDTOWN SECTION  
BUSINESS LEASES**

Printing Company Gets Floor in 26th St. Building—Other Commercial Rentals.

N. Brigham Hall and William D. Bloodgood have leased the entire eighth floor, containing 10,000 square feet, in the building at the southwest corner of Ninth av. and 21st st. for the Heywood, Strasser & Voigt Lithographing Company to Eaton & Gettlinger, printers. The lease is for a long term of years, at an aggregate rental of about \$3,000. Eaton & Gettlinger have been located in the Doubleday & Page building, at 133 E. 16th st., for a number of years.

Julius Friend, Edward M. Lewi Company have leased for a long term of years the entire twentieth story, containing 16,000 square feet of floor space, in the building at the northeast corner of 20th st. and Broadway for the Charter Construction Company (Bing & Bing) to Kemp, Lindberg & Beasley.

Norden & Wilson have leased for the Sperry Realty Company the eighth floor (ninth floor) at 19 and 21 W. 36th st. to Gudeman & Co., manufacturers of lamps and lamp shades, for two years.

The Louis Schlippe Factory Bureau has leased the first floor at 533 and 539 W. 24th st. to the Acme Woodworking Company for Clark & Wilkins.

The Duroess Company has leased to Wolf Wekevitich the fifth floor in 46 W. 21st st. for a term of years; also the fourth floor in the same building to Harry and Philip Lucks, for a term of years, and the third floor of the same building to Samuel Silverman for a term of years. This completes the renting of the entire building.

Gustave Britt leased the entire building at the northeast corner of Eighth av. and Jane st. for Martha A. Gaines to Henry Koehler for a term of years.

**MANHATTAN BEACH SALES**

Buyer of Big Plot May Build Apartment Hotel.

Several large sales were made at Manhattan Beach Estates in the last week. The plot 231x144 feet at the corner of Corbin place and Oriental Boulevard, in front of the Long Island Railroad Station, was sold to an investor who, it is reported, intends improving the same with a modern, fireproof apartment hotel. The purchaser could not be ascertained.

Mrs. Therese Matthews O'Brien has bought the plot 100x113 feet at the northwest corner of Exeter st. and Oriental Boulevard, and Mrs. Jennie Heintzman purchased a plot 100x110 feet, on the east front, at the north-west corner of Exeter st. Other sales included a plot 40x100 feet, on the western side of West End av., south of Oriental Boulevard, and a plot 40x100 feet, on the western side of Exeter st., south of Oriental Boulevard, and a plot 40x100 feet, on the western side of Exeter st., south of Oriental Boulevard.

Mrs. Shulman has purchased the house at 162 Amherst st., and Mrs. J. Laird has rented the cottage at 48 Coleridge st. Francis K. Underhill has begun the erection of his new bungalow, on the western side of Beaumont st., north of Oriental Boulevard.

**ARCHITECTS IN SESSION**

New York Society Elects Officers and Directors.

The regular annual meeting of the New York Society of Architects was held in the United Engineering Society's building last week.

Discussion ensued upon various important matters, including the consolidation of the different building bureaus in this city; the height of buildings, as well as the state housing law.

The following members were elected as directors for the ensuing three years: Gustave Erdi, William T. Towner, Oscar Lewinson, Edward Wehrli and Henry B. Hertz.

Perceval M. Lloyd of Poughkeepsie, N. Y., was elected a director till the term expiring in May, 1915. John R. Hinchman was elected to fill the term expiring in May, 1916.

The following officers were elected: Constantine Schubert, president; J. Itely Gordon, vice-president; William T. Towner, secretary, and Louis Berger, treasurer.

An amendment to the constitution was proposed providing for the office of financial secretary, which amendment will be voted on at the regular monthly meeting in June.

**NEW APARTMENT PLANS**

Designs Completed for Big Park Av. Corner House.

Plans have been completed by Cross & Cross, architects, for the new thirteen story apartment house to be erected at the southeast corner of Park av. and 55th st., on plot 75x90 feet, recently purchased through Moore & Wyckoff by the Swan Brown Co.

The facade of the building will be of limestone and brick and will be similar to the apartment house now standing on the south half of the avenue block, from which the new building will be separated by a two story structure. This arrangement assures unusual light and air for the new building.

There will be only one suite, consisting of fourteen rooms and six baths, on each floor. The rooms are of exceptional size. In the planning of these apartments, special attention has been given to the facilities for entertaining and the equipment of the kitchens, pantries, pastry closets, scullery closets, etc., are unusually complete. Every apartment has five large wood-burning fireplaces, and each tenant will have the exclusive use of a private laundry fully equipped, private storage room and wine cellar artificially cooled and ventilated. Refrigerating service, with ice boxes in both pantries and kitchens and garbage incinerators, will be provided. The new building will be opened for occupancy in September, 1915. Moore & Wyckoff have been appointed renting agents.

**COURTWOOD APARTMENT HOUSE**

Bought by an Investor.

The Courtwood apartment house, at the southwest corner of Broadway and 169th st., has been sold, according to a report in real estate circles yesterday. It is a six story structure, with store, on a plot 80x150 feet, and is owned by the Central Building Improvement and Investing Company. An investor is the buyer, it is said.

Other sales announced follow:

WEST END AV.—A. F. Sterns has sold 885 West End av., a three story and basement dwlg, on lot 20x100, near 163d st. At the adjoining southwest corner of 164th st. is the Montone apartment house, erected by Michael E. Paterno.

CROTONA AV.—Richard H. Scoble has resold for cash for Ernest O. Beecher to Herman Gossens the southwest corner of Crotona av. and 175th st., a five story apartment house with five stores, on plot 26x100. It is one of the choicest corners in this section and was built by John McNulty ten years ago. It was sold by the same broker while in course of construction.

LONGFELLOW AV.—J. J. Haggerty has sold for E. G. Lake the two and a half story frame, two family house 1427 Longfellow av., on lot 25x100, to J. K. Reynolds.

WILLIS AV.—George Price has sold for cash 227 Willis av., a two story and basement brick building, on lot 15x95, for William H. Schroeder.

VOLE AV.—Harriet Canning has sold the plot, 50x100, on the east side of Vole av., 75 feet front of 173d st., to the Bronx County Construction Company for \$7,000.

**TO HOLD BIG MEETING.**

George V. Mullan, Tax Commissioner; Cyrus C. Miller, ex-President of the Bronx and chairman of the executive committee of Real Estate Interests; Lawrence M. D. McGuire, president of the Real Estate Board, and Allan Robinson, president of the Allied Real Estate Interests, will be among the speakers at the meeting of the United Real Estate Owners' associations to be held on Tuesday night at the Tuxedo, at 59th st. and Madison av.

**BUYS HOME AT LARCHMONT**

Rudolph J. Schaefer Gets Archibald W. Ferguson Property.

Rudolph J. Schaefer, head of the F. & M. Schaefer Brewing Company, has bought the handsome home of Archibald W. Ferguson, on Pryer Point, Larchmont, which he intends using as a summer home. Mr. Schaefer gave in exchange a valuable plot of choice waterfront property on Pryer Point, adjoining La Hacienda, the famous home of Mrs. Jackson Gouraud, consisting of a little over three acres. The brokers in the transaction were Edward C. Griffin and P. H. Collins.

Fish & Marvin have sold a property on Sound View Heights, at White Plains, known as the Mapes property, to A. B. Stone. They have rented for a long term for the Lawrence Park Realty Company an apartment in Alger Court, at Bronxville, to Emmett Hay Naylor, of Springfield, Mass., and in conjunction with the Fox Realty Company have rented the Mulhall estate on the Grange, at Scarsdale, to Frederick F. Bach, of New York.

**BROOKLYN HOUSES SOLD**

Quick Resale of Corner Parcel at Marlboro.

Burrill Brothers sold the new three story American basement brownstone house at 280 Garfield Place, between Eighth av. and Prospect Park West, Brooklyn, 26x100 feet, for Joseph A. Arons to a Manhattan buyer for occupancy.

The Sea Beach Realty Company sold the corner of 51st st. and Twenty-second av., Brooklyn, for \$14,000, for the Sea Beach Building Company, and at once resold it for \$15,000. It is in the section of Brooklyn known as Marlboro, one of the Wood-Harmon developments.

Hall J. How & Co. sold 326 38th st., a two-family house, on lot 20x100 feet, for the T. G. Gelardi Company to John J. Byrne.

The Bulkley & Horton Company has closed the following dwelling house rentals: 675 St. Mark's av., to Henry A. Rudkin; 1297 Dean st., to A. Van Riper; 22 Arlington Place, to William Thornton; 154 Washington av., to P. Dougherty; 131 Willoughby av., to Mrs. M. Hammond; 185 Hall st., to Annie Smith; 284 Clinton av., to Mrs. Eleanor B. Bowers; and 135 Adelphi st., to John Gallagher.

**Long Island Transactions.**

John F. Scott has rented for Herbert A. Weeks his house, known as Wabun, on Briarwood Crossing, Cedarhurst, Long Island, to Dr. E. Livingston Hunt.

The Lewis H. May Company has sold for Lewis Friedman his home, consisting of twenty rooms, on a plot of seven lots at the southeast corner of Ocean and Seaview avs., Arverne, Long Island, to H. A. Thayer for investment.

**NEWARK THEATRE SOLD**

Majestic Property Figures in a \$500,000 Trade.

The Majestic Theatre property, on Springfield av., Newark, N. J., has been sold by Dr. Charles F. Kraemer, acting for Joseph Okin, to Joseph Meyer, of the Geismar-Meyer department store, in Hoboken. The deal is said to involve \$500,000. Mr. Okin received the old Mennen home, at the northwest corner of High and Spruce sts., for the theatre property. Mr. Okin has announced that he will build a nine or ten story apartment house on the High st. site.

Twelve lots belonging to the estate of Miles McCartin, opposite the plant of the Lovell-McConnell Manufacturing Company, in Wright st., were sold by the same firm to Charles L. Mead, on which it is reported there will be erected a \$5,000 building for a concern that makes automobile novelties.

**GLEN ROCK, N. J., A  
THRIVING BOROUGH**

Artistic Bungalows of the Two Story Type Being Erected There.

Adjoining Ridgewood, N. J., on the south, is the thriving and beautiful borough of Glen Rock. It is being developed mostly with artistic bungalows of the two story type.

These bungalows are unusually attractive and occupy plots 60 by 175 feet. They are for sale from \$5,000 to \$6,000 and on easy terms. About \$500 down and the remaining on easy monthly instalments will purchase one of these fine homes.

Some forty houses were built in Glen Rock last year, most of them being sold from the plans to people from this city. This beautiful borough of Glen Rock is noted, like Ridgewood, for its healthfulness. It is destined to be one of the most rapidly growing residential parts of Northern New Jersey.

**REAL ESTATE AT AUCTION.**

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**BANKRUPTCY AUCTION SALE**

By instructions from ELIHU ROOT, Esq., Trustee in Bankruptcy.

In the matter of THOMAS W. BUTTS, Esq., Bankrupt.

**SATURDAY, JUNE 6**

AT 2 P. M. ON THE PREMISES, RAIN OR SHINE.

**17 Furnished Cottages,**

**1 Furnished Bungalow,**

**5 Residential Plots,**

in the Exclusive Park Grounds at

**MONMOUTH BEACH, N. J.**

Three cottages are located on Ocean plots and the rest are located within three minutes' walk of the Ocean and the Railroad Station. Terms and conditions of sale—bills and full information furnished on request.

ROSENBERG, LEVIE & BALL, Attys. for Trustee, 170 Broadway.

Mr. W. R. Ross will meet all Saturday and Sunday trains to take prospective purchasers over the property.

Write for Booklet  
J. J. Johnson, Jr., Auctioneer  
51 Nassau St., New York, N. Y.

**TAKE MY ADVICE**

Follow the Direct Line of New Subways

**BROOKLYN**

**ABSOLUTE AUCTION SALE**

AT 1 P. M. SATURDAY, JUNE 6, 1914 ON PREMISES

**600 DUAL RAPID TRANSIT STATION LOTS**

15 Minutes from City Hall, Manhattan, Via New Dual Subway System

5-CENT FARE NOW

44TH ST., NEW UTRICHT AVE., FORT HAMILTON PARKWAY

8th, 9th, 10th Aves., 41st, 42d, 43d, 44th, 45th, 46th and 47th Sts.

(Formerly known as LINDEN HEIGHTS.)

EVERY UP-TO-DATE CITY IMPROVEMENT.

The Choicest and Most Beautifully Situated Property in New York City.

MOST LIBERAL TERMS. 7 1/2% on Mfg. at 4 1/2% or 6 1/2% at 4 1/2%. FREE TITLE POLICIES

ROBERT E. SWEZEY, Attorney, 50 Pine St.

Send for Booklet and Full Details to

**Bryan L. Kennelly, 156 Broadway, New York**

**TALL STRUCTURE  
FOR W. 31ST ST.**

Will Be the Largest Commercial Building in the Pennsylvania Section.

Ground has been broken at 406 to 426 West 31st st. for the erection of a new building for the printing trades, which is planned to be one of the largest and finest buildings of its kind in the city. The property has a frontage of 250 feet, with a depth of 102 feet on the easterly line and 85 feet on the westerly line, which gives it an area of over 20,200 square feet.

The new building will be fifteen stories in height, with a basement and sub-basement, and will contain a total floor area of approximately 325,000 square feet of space. A large part of the building has been leased from the plans by Fenimore C. Goodie, of the firm of N. Brigham Hall & William D. Bloodgood, and the leases are all for long terms.

As reported a few days ago the store, basement and first four floors in the building have been rented to the American Book Bindery, for many years located at Cherry and Rutgers sts. The lease is for a term of fifteen years, at an aggregate rental of about \$750,000. The other floors in the building will be occupied by printers, lithographers, publishers, photo-engravers and other firms in the allied trades.

The building will be almost 240 feet high because of the extra high ceilings. It has permanent unobstructed north light across the open cut of the Pennsylvania Railroad in the rear of the new Postoffice. This north frontage, together with the shallow depth of the building and high ceilings, render the floors exceptionally light, and therefore unusually desirable for the printing business. The building has been designed with the idea of giving the greatest possible efficiency in layout. The columns are spaced about

**REAL ESTATE AT AUCTION.**

REAL ESTATE AT AUCTION.

**NEPONSIT**

Rockaway Coast, City of New York.

**ABSOLUTE AUCTION**

**DECORATION DAY**

**SATURDAY, MAY 30TH**

at 1:30 P. M. on the premises, rain or shine

**285 Seashore Lots**

and also 3 ATTRACTIVE COTTAGES

ADJOINING THE NEPONSIT CLUB.

**59 OF THE LOTS DIRECTLY ON JAMAICA BAY**

**THE OCEAN BEACH at Neponsit, which is only**

**3 blocks from property to be sold, is for the SOLE**

**USE and enjoyment of the LOT OWNERS and**

**cannot be built upon or otherwise obstructed.**

ALL TITLES INSURED without expense to purchasers by the Title Guarantee & Trust Co.

ALL IMPROVEMENTS: A complete and permanent sewer system, water and gas mains, macadamized streets, cement sidewalks and curbs, electric lights, a substantial bulkhead on the bay side—all actually in place and all paid for in full.

SIMPLE BUT PROTECTING RESTRICTIONS.

**Ideal Sites for Bungalows and All-Year Homes.**

**HOW YOU MAY PAY—10% and auction fees down; balance in**

**48 EQUAL MONTHLY PAYMENTS,**

**or 60% on mortgage, or discount for all cash.**

**HOW TO GO:** Take any train on the Rockaway Park division of the Long Island R. R. at either the Penn. Terminal, Manhattan, or Flatbush Ave., Brooklyn, and ride to the end of the route at Rockaway Park; there take a Neponsit trolley, getting off right on the property to be sold.

**SPECIAL TRAINS ON DAY OF SALE**

For illustrated maps, complimentary passes, and further particulars apply to

**NEPONSIT REALTY CO., 1 W. 34th St., Manhattan;**

**REALTY ASSOCIATES, 142 Remsen St., Brooklyn.**

**JERE JOHNSON JR. CO.**

187 Broadway, Manhattan, and

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193 Montague St., Brooklyn.